

**MEETING AGENDA
CITY OF PLEASANT HILL
ARCHITECTURAL REVIEW COMMISSION**

**August 19, 2010
5:00 P.M.**

Large Community Room, 100 Gregory Lane, Pleasant Hill, CA 94523 www.ci.pleasant-hill.ca.us (925) 671-5209

CHAIR: RICHARD STANTON

VICE CHAIR: GEORGE CORRIGAN

MEMBERS: JILL BERGMAN, JOHN HART, THOR SCORDELIS

Members of the audience wishing to speak on any matter must fill out a card and turn it in to the secretary. Items not on the agenda will be considered during the Public Comment portion of the meeting. Comments on any item under the Public Hearing portion of the agenda will be accepted only when the public hearing is opened for that item. Comments are limited to three minutes per speaker. Presentations made by applicants are limited to a maximum combined time of 15 minutes. If the applicant or his or her representative fails to attend the public hearing concerning their application, the Architectural Review Commission may take action to deny the application. An application may be entertained for continuance upon receipt of written notification of the applicant's inability to attend the hearing. Materials related to an item on this agenda submitted to the Commission after distribution of the packet are available for public review in the City of Pleasant Hill Planning Division at 100 Gregory Lane, Pleasant Hill, CA 94523 during normal business hours. Such documents are also available on the City of Pleasant Hill website at www.pleasant-hill.ca.us subject to staff's ability to post the documents before the meeting.

An appeal of the decision or conditions of the Architectural Review Commission to the City Council must be filed in writing with the City within 10 calendar days of the mailed notice of decision.

CALL TO ORDER

ROLL CALL

PUBLIC COMMENT

The public is welcome at this time to address the Architectural Review Commission on any subject, with the exception of scheduled items. Comments are limited to three minutes per speaker.

ANNOUNCEMENTS

MINUTES

[August 5, 2010](#)

PUBLIC HEARINGS

1. ARC 10-009, OAK BROOK CONDOMINIUMS HOA SITE IMPROVEMENTS, 1-28 OAK BROOK PLACE (20 Minutes) (Continued from June 3, 2010)

[Staff Report](#)
[Attachment A](#)
[Attachment B](#)
[Attachment C](#)

[Attachment D](#)
[Attachment E](#)
[Attachment F](#)

The applicant is requesting to re-paint the existing residential buildings with new color palettes. This item originally included landscape modifications that were approved by the Commission at the June 3, 2010 meeting date; the modified building color request was continued from this same meeting.

In addition, the Commission is also requested to accept the Categorical Exemption pursuant to section 15301 (Class 1) of the State Guidelines for Implementation of the California Environmental Quality Act (CEQA) of 1970, as the project is determined to be Categorically Exempt because the project scope is limited to minor alteration to the existing buildings and site (color change) to an existing residential development. As a result it would not have a significant impact on the environment. Assessor's Parcel Number: 152-280-001 to 152-280-028

Project Planner: Lori Radcliffe, (925) 671-5297, lradcliffe@ci.pleasant-hill.ca.us

2. S 10-019, DUNN EDWARDS PAINTS WALL SIGNS, 555 CONTRA COSTA BLVD.
(20 Minutes)

[Staff Report](#)
[Attachments](#)

The applicant is requesting Sign Permit approval to install business identification signage, consisting of two internally-illuminated channel letter wall signs, reading *Dunn Edwards Paints*. The smaller sign, consisting of 90 square feet of sign area, will be displayed on the front (west elevation) building fascia facing Contra Costa Boulevard. The larger sign, consisting of 130 square feet, will be displayed on the rear (east elevation) of the building facing I-680. Therefore, the applicant is requesting 220 square feet of total wall sign area where the Sign Ordinance allows a maximum 120 square feet of sign area for a building with this storefront dimension (120 feet long) located in a *RB Retail Business* district. As a result, the applicant is requesting approval of a Variance to allow for an excess 100 square feet of wall sign area above the maximum wall sign area allowed.

In addition, the Commission is also requested to accept the Categorical Exemption pursuant to Section 15303 and 15311 of the California Environmental Quality Act (CEQA) of 1970, as amended, this project is determined to be a Class 3 and/or Class 11 categorical exemption, which consists of construction of limited numbers of new, small structures and construction of minor structures (on-premise signs) accessory to existing commercial facilities and therefore would not have a significant impact on the environment. Assessor's Parcel Number: 125-250-021.

Project Planner: Jeff Olsen, (925) 671-5206, jolsen@ci.pleasant-hill.ca.us

STUDY SESSION

1. ARC 10-016 OASIS CHRISTIAN CHURCH EXPANSION, 2551 PLEASANT HILL ROAD
(30 Minutes)

[Staff Report](#)
[Attachment A](#)
[Attachment B](#)
[Attachment C](#)
[Attachment D](#)
[Attachment E](#)
[Attachment F](#)

Comments received after packet distribution

The Commission is requested to hold a study session to provide preliminary input regarding a proposed expansion of the existing Oasis Christian Church with the following components:

1. Demolish and remove an existing circular building that is located to the north of the existing two-story portion of the church.
2. Construct a new 8,060 square foot two-story addition to the north of the remaining existing building.
3. Expand the existing parking lot by adding 14 spaces to the existing parking lot at the west end of the site and constructing a new 26-space parking lot at the eastern end of the site.
4. Install drainage improvements and add new landscaping within the parking lots, around the building and on the periphery of the parking lots.
5. Install a new 6'2" tall new freestanding sign (total square footage of approximately 32 square feet) at the corner of Taylor Boulevard and Pleasant Hill Road.

The site is zoned *R-10 Single-Family Residential*, APN's # 164-030-005 & 008.

No action will be taken on this item since it is a study session.

Project Planner: Troy Fujimoto, (925) 671-5224, tfujimoto@ci.pleasant-hill.ca.us

STAFF COMMUNICATIONS

UPCOMING PROJECTS AND FUTURE MEETINGS

ADJOURNMENT

Adjourn to a regular meeting of the Architectural Review Commission on September 2, 2010, at 5:00 P.M., in the Large Community Room, 100 Gregory Lane, Pleasant Hill.